



Grosvenor Waterford
ESTATE AGENTS LIMITED

Kitchener Drive, Orrell Park, Liverpool, L9 8DH



Grosvenor Waterford are delighted to offer for sale this substantial four bedroom period terraced property, situated in a small cul de sac in popular Orrell Park and ideally located for access to shops, schools and transport links. This fantastic home has been tastefully modernised, but still retains many beautiful original features. The spacious accommodation briefly comprises; entrance hall, lounge, dining room, sitting room and kitchen. To the first floor there are four bedrooms and a large bathroom. Outside there is a rear courtyard. The property also benefits from uPVC double glazing and gas central heating. A great family home - must be viewed.

£210,000



Entrance Hall

composite front door, radiator, laminate flooring, stairs to first floor

Lounge 14'9" (into bay) x 13'6" (4.52m (into bay) x 4.14m)

uPVC double glazed bay window to front aspect, glass front living flame gas fire in feature surround, radiator, laminate flooring

Dining Room 11'10" x 8'9" (3.62m x 2.68m)



uPVC double glazed window to rear aspect, radiator, laminate flooring, open to sitting room

Sitting Room 12'1" x 10'7" (3.70m x 3.25m)



uPVC double glazed french doors to rear courtyard, laminate flooring

Kitchen 11'4" (max) x 8'5" (3.46m (max) x 2.58m)



modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated double oven and gas hob with extractor over, space for fridge freezer, plumbing for washing machine, laminate flooring and tiled splashbacks, inset ceiling spotlights, uPVC double glazed window to rear aspect, uPVC door to rear courtyard

First Floor

Landing

access to loft space

Bedroom 1 14'9" x 12'0" (4.52m x 3.68m)

uPVC double glazed bay window to front aspect, radiator

Bedroom 2 12'1" x 10'11" (3.70m x 3.34m)



uPVC double glazed bay window to rear aspect, radiator

Bedroom 3 9'1" x 7'9" (2.78m x 2.37m)



uPVC double glazed window to front aspect, radiator

Bedroom 4 11'4" (max) x 8'7" (3.47m (max) x 2.63m)



uPVC double glazed window to rear aspect, radiator

Family Bathroom 11'11" x 5'10" (3.65m x 1.80m)



modern white suite comprising; bath, low level w.c., wash hand basin in vanity cabinet and shower cubicle with mains shower over, vertical radiator, tiled floor and part tiled walls, inset ceiling spotlights, uPVC double glazed frosted window to rear aspect

Outside

Rear Courtyard

paved rear courtyard with gated access to rear alleyway

Additional Information

Tenure : Freehold
Council Tax Band : B
Local Authority : Liverpool

Agents Note

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate. We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting www.gov.uk/government/organisations/land-registry.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



